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Homes House

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MR HOMES
SALES & LETTINGS



Rosedale Close,
Fairwater,
Cardiff CF5 3TT

Guide Price £240,000 to £250,000
Freehold

Rosedale Close Fairwater, Cardiff, CF5 3TT

Overview

- 3x BED SEMI-DETACHED FAMILY HOME
- 3X DOUBLE BEDROOMS
- CONSERVATORY
- CLOSE TO SHOPS & AMENITIES
- 2x FAMILY BATHROOMS
- ATTIC ROOM
- ENCLOSED REAR GARDEN
- FREEHOLD
- COUNCIL TAX = D
- EPC = D



SEMI-DETACHED
3-DOUBLE BEDROOMS
ATTIC ROOM –
2 FAMILY BATHROOMS
FREEHOLD.

MR HOMES are pleased to Offer **FOR SALE** this Modern 3-Bedroom Semi-Detached Property Set on a Large Plot-and briefly comprising; Entrance Hallway, Pantry, Dining Room, Kitchen, Lounge Leading to Conservatory & Garden. Staircase to 1st Floor Landing with Access to Large Master Bedroom. Bedroom 2 & 3. Family Bathroom with separate Bath & Shower. A 2nd Shower Room. Access to 2nd Floor Landing leading to Attic Room. Very Large Front Garden 24 Meters Approx. Private Rear Garden. uPVC Double Glazing Windows & Gas Central Heating. Close to schools and nurseries.

EPC Rating = D.
COUNCIL TAX = D

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FREE MORTGAGE ADVICE AVAILABLE
UPON REQUEST...



Front Garden

A fantastic 22 meter open front garden, large, turfed area + patioed area.

Entrance Hallway - 5' 5" x 15' 0" (1.65m x 4.57m) Tiled flooring. uPVC double glazed obscured front door and porch. Double panel radiator. Doors leading to utility, dining room and kitchen. Stairs leading to 1st floor.

Dining room - 12' 10" x 9' 6" (3.91m x 2.89m) Laminate flooring. Single panel radiator. Covings. uPVC double glazed window to front.

Pantry - 4' 11" x 9' 4" (1.50m x 2.84m)

Tiled flooring. Gas meter, consumer unit. And electric meter. Space for fridge freezer. uPVC double glazed window to front.

Living Room - 13' 7" x 11' 9" (4.14m x 3.58m) Laminite flooring. Covings. Gas fireplace. Chrome ladder radiator. uPVC double French doors leading to conservatory.

Conservatory - 9' 10" x 9' 10" (2.99m x 2.99m) Tiled flooring. uPVC double glazed windows throughout.

Kitchen - 10' 1" x 10' 11" (3.07m x 3.32m) Tiled flooring. uPVC double glazed window to rear. Stainless steel sink with mixer tap. 4 ring electric hob with oven below and extractor above. uPVC double glazed obscured door leading to rear garden. Tiled walls. Space for washing machine and dishwasher.

Bedroom 1 - 10' 2" x 6' 3" (3.10m x 1.90m)

Laminate flooring. uPVC double glazed window to front. Built-in wardrobes. Single panel radiator.

Bedroom 2 - 8' 10" x 10' 5" (2.69m x 3.17m)

Laminite flooring. Single panel radiator. uPVC double glazed window to rear.

Bedroom 3 - 7' 11" x 11' 9" (2.41m x 3.58m)

Fitted carpets. uPVC double glazed window to front. Single panel radiator.

Family Bathroom. - 10' 2" x 6' 3" (3.10m x 1.90m)

Tiled floor to ceiling. Walk in shower with separate free standing bath. Wash hand basin with hot and cold taps with vanity unit. W.c. chrome's heated towel radiator. uPVC double glazed obscured window to rear x2.

Shower Room - 4' 3" x 3' 7" (1.29m x 1.09m)

Tiled floor to ceiling. Walk in shower. Wash hand basin with hot and cold taps with vanity unit. W.c. chrome heated towel radiator. uPVC double glazed obscured window to rear.

Attic Room - 17' 8" x 10' 4" (5.38m x 3.15m)

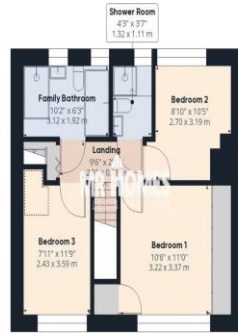
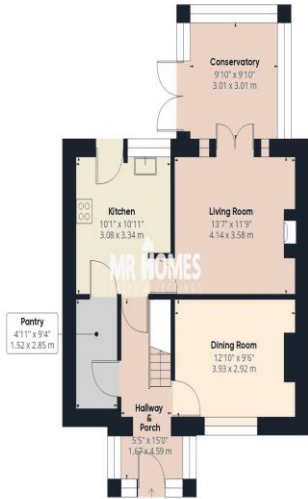
Fitted carpets. Eave storage. Double panel radiator. Velux windows x2. Currently used for storage

Rear Garden

Approximate 11 meter long



IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.



Approximate total area⁽¹⁾

1283.96 ft²

119.28 m²

Reduced headroom

91.69 ft²

8.52 m²

(1) Excluding balconies and terraces

Reduced headroom (below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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CARDIFF & THE VALE

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